

**FINAL AGENDA  
SAN DIEGO COUNTY PLANNING COMMISSION  
REGULAR MEETING  
Friday, March 10, 2006, 9:00 AM  
DPLU Hearing Room  
5201 Ruffin Road, Suite B, San Diego, California**

Documents to be considered as evidence shall be filed with the Secretary of the Planning Commission not later than one week prior to when the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive into evidence for good cause shown, or impose reasonable conditions on, late-filed documents.

Note: The aforementioned does not apply to materials that are presented at the meeting as part of a visual presentation.

- A. ROLL CALL**
- B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meeting of February 24, 2006**
- C. Public Communication:** Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.
- D. Formation of Consent Calendar**

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**Agenda Items**

- 1. Church of the Good Shepherd; Major Use Permit Modification P56-020W<sup>1</sup>, Sweetwater Community Planning Area (Beddow) (Continued from the hearing of February 10, 2006)**

This request is for a Major Use Permit Modification that proposes to modify the existing facilities for the Church of the Good Shepherd in Bonita. This project proposes the addition of a new, 325-seat, 6,027 square-foot, sanctuary with parking and utility improvements, a cosmetic remodel to the existing facilities, and the addition of a new, one-story with basement, 8,800 square-foot building to replace the existing school building. This building will be used as a classroom and for meetings and storage. The applicant anticipates the use of this building for a new day care that will accommodate a maximum of 60 children. The property is zoned RR1, Rural Residential Use Regulation, which allows Civic Use Types: Religious Assembly pursuant to Section 1370 and Child Care Center pursuant to Section 1332 with the approval of a Major Use Permit pursuant to

Section 2185b of the Zoning Ordinance. The Major Use Permit Modification is required pursuant to Section 7378 of the Zoning Ordinance. The property is within the (1) Residential General Plan Designation and is located at 3390 Bonita Road.

**2. Dale Point Condominium Conversion; Tentative Map (TM) 5448RPL<sup>2</sup>, Valle de Oro Community Plan Area (Caldwell) (Continued from the hearing of February 24, 2006)**

This is a request for a Tentative Map for a one-lot condominium conversion. The Tentative Map proposes to convert 16 existing residential units into a 16-unit condominium complex. The 0.56-acre site is located in the (1.1) Current Urban Development Area (CUDA) Regional Category and the (9) Residential (43 dwelling units per acre) Land Use Designation of the General Plan. The site is zoned (RU29) Urban Residential Land Use Regulation (29 dwelling units per acre) and is located at 9859 Dale Avenue.

**3. GPA 06-001; Item 1: Application Number GPA 05-002, R05-001, Lakeside Community Plan Area; Item 2: Application Number GPA 03-009; R03-019; AP 04-002, Valley Center Community Plan Area; Item 3: Application Number GPA 04-007, R04-014, TM 5382, North County Metropolitan Subregional Plan Area (Esperance)**

This is the first proposed Amendment of the San Diego County General Plan Regional Land Use Element for 2006. It consists of 3 items: Item 1 proposes to change the Land Use Designation from (1) Residential which allows density of 1 dwelling unit per acre to (5) Residential, which allows density of 5 dwelling units per acre for a 1.21-acre site in the Lakeside Community Plan Area. Item 1 also proposes a Rezone to change the RR1, Rural Residential Use Regulations with minimum lot size of 1 acre to the RS, Single Family Residential Use Regulations with minimum lot size of 10,000 square feet. Item 1 is located at 12672 Rodeo Drive, north of Los Coches Road, in the Lakeside Community Planning Area.

Item 2 proposes to change the Regional Category from Environmentally Constrained Area (ECA) to Estate Development Area (EDA) and the General Plan Land Use Designation from (20) General Agriculture to (17) Estate Residential on a 9.64-acre parcel in the Valley Center Community Plan Area. Item 2 also proposes a Rezone to reduce the minimum lot size requirement from 10 acres to 2 acres, to change the density designator from 0.1 to 0.5 and to eliminate the Special Area Designator "A" for Agricultural Preserves. An alteration to the Anderson Agricultural Preserve #88 is also proposed to exclude the project site from the Preserve. Item 2 is located on the west side of West Lilac Road, about 2,800 feet south of the intersection of Covey Lane and West Lilac Road in the Valley Center Community Planning Area.

Item 3 proposes to change the Land Use Designation from (6) Residential, which allows density of 7.3 dwelling units per acre to (8) Residential, which allows density of 14.5 dwelling units per acre on a 5.01 acre site in the North County Metropolitan Subregional Plan Area. Item 3 also proposes a Rezone to change the RS4, Single-Family Residential Use Regulations with density of 4.3 dwelling units per acre to the RM14.5 Multiple Family Residential Use Regulations with density of 14.5 dwelling units per acre and a Tentative Map for a one-lot condominium development of 70 units. Item 3 is located at 1310 Montiel Road, northwest of the interchange of I-15 and Highway 78, in the North County Metropolitan Subregional Planning Area.

4. **Horizon View Estates; Tentative Map TM 5194RPL<sup>2</sup>; Ramona Community Plan Area (Esperance)**

The project proposes to subdivide 289 gross acres into 36 residential lots ranging in size from 5.5 net acres to 9.8 net acres. Residential lots will rely on individual on-site septic systems for sewage disposal and groundwater wells for water. The site is subject to Policy 1.3, the Estate Development Area Regional Category and the (18) Multiple Rural Use Land Use Designation of the Ramona Community Plan. The (18) Multiple Rural Use designation requires minimum parcel sizes of 4, 8 and 20 acres, depending on the slope of the proposed parcel. Zoning on the site is split between the A70, Limited Agriculture Use Regulations with a 4-acre minimum lot size, and the A70 Use Regulations with an 8-acre minimum lot size. The site is located on the south side of Highway 78, two miles northwest of Ramona, on either side of Horizon View Drive.

5. **Westone Management Condominium Conversion; Tentative Map (TM) 5422RPL<sup>1</sup>; Pepper Drive-Bostonia Community Planning Area (McCaffery)**

This is a request for Tentative Map TM 5422RPL<sup>1</sup> for a one-lot condominium conversion. The Tentative Map proposes to convert an existing 30-unit apartment complex into a 30-unit condominium complex. The property measures 1.25 acres in size and is in the (1.1) Current Urban Development Area (CUDA) Regional Category and the (10) Residential (24 dwelling units per acre) Land Use Designation of the General Plan. The site is zoned (RU24) Urban Residential Use Regulation (24 dwelling units per acre). The project is located at 1059 Bradley Avenue in El Cajon.

6. **Dillard and Judd Roll County, LLC; Tentative Map TM 5394RPL<sup>2</sup>, East Otay Mesa Specific Plan Subarea I (Caldwell)**

This is a request for a Tentative Map within the East Otay Mesa Specific Plan, SubArea I. The project proposes to develop a 16-lot industrial park with parcels ranging in size from 2.12 to 8.78 acres. The 79.37-acre site is located in the Drive in the (1.1) Current Urban Development Area (CUDA) Regional Category and (21) Specific Plan Area Use Designation of the General Plan, southwest of the intersection of Otay Mesa Road and Enrico Fermi. The site is zoned (S88)

Specific Plan Area with a minimum lot size of 30,000 square feet. The East Otay Mesa Specific Plan SubArea I designates the project site as Technology Business Park.

**7. Barr Ranch Subdivision; Tentative Map TM 5293RPL<sup>3</sup>, Fallbrook Community Plan Area (Muto)**

The proposed project is a major subdivision of 8.39 acres into 23 residential lots (one lot would include an existing single family residence). The project would grade the site for level building pads and provide on- and off-site street improvements consisting of an improved public street through the project site from Morro Road to Golden Road, and street and sidewalk improvements along Morro Road and Fallbrook Street. The project would also include on- and off-site drainage improvements consisting of an on-site detention basin and a pipe connecting the basin to an existing off-site storm drain. Existing residential development with a density similar to that proposed surrounds the site to the north, east, and south. A single residence with an agricultural operation on a large lot is to the west. The project is located at 530 Golden Road.

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**Administrative Items**

**E. Director's Report**

- **Status Report on BPR**

**F. Report on actions of Planning Commission's Subcommittees.**

**G. Designation of member to represent Commission at Board of Supervisors.**

**H. Discussion of correspondence received by Planning Commission.**

**Department Report**

**I. Scheduled Meetings.**

March 24, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
April 7, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
April 21, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>

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May 5, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
May 19, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
June 2, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
June 16, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
June 30, 2006	<u>Planning Commission Workshop; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
July 14, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>

This Agenda is now available on the County of San Diego's web site at "[www.co.san-diego.ca.us](http://www.co.san-diego.ca.us)". Visit the Department of Planning and Land Use web page at "[www.sdcdplu.org](http://www.sdcdplu.org)".

## Adjournment

A proponent or protestant of record may appeal certain decisions of the Planning Commission to the Board of Supervisors (Attn: Clerk of the Board, Room 402, 1600 Pacific Highway, San Diego, CA 92101) accompanied by an appeal fee of \$500.00 (excluding Administrative Appeals).

The time period following the Planning Commission action within which an appeal must be filed is as follows:

Tentative Map Cases, Major Use Permits, Reclamation Plans, Coastal Use Permit Cases, Site Plans required by Specific Plans, Plan Amendment Authorizations-----	Within 10 calendar days after Planning Commission action
Specific Plans, Specific Plan Amendments, Road Matters, Rezones, Agricultural Preserves, Plan Implementation Hearings, General Plan Amendment Hearings-----	No appeal necessary since staff will automatically transmit case to Board of Supervisors.
Administrative Appeals, Variances, Minor Use Permits-----	No appeal possible to Board of Supervisors; Planning Commission action is final.